

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** April 15, 2026  
**SUBJECT:** Construction Projects Update  
**PRESENTER:** Bryan Rhodes, Capital Projects Director  
Chris Todd, Assistant County Manager

**ATTACHMENTS:** YES  
1.) PowerPoint

**SUMMARY OF REQUEST:**

Bryan Rhodes and Chris Todd will provide the Board of Commissioners with an update on construction projects around Henderson County.

This monthly report is a review of the scope and statuses of assigned construction management responsibilities and includes specific updates regarding County funded construction activities.

**BOARD ACTION REQUESTED:**

No specific Board Action is requested; this item is for informational purposes only.

**Suggested Motion:**

*No motion suggested.*




# Construction Manager's Update

April 15, 2026

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**Blue Ridge  
Community College  
MRTS Projects**



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## BRCC Facilities Building



Kick off meeting with Ryse Construction and Clark-Nexsen on February 26<sup>th</sup>



Ryse Construction has reviewed DD Documents and provided pricing estimates



WGLA Engineering is continuing work on designing the required utilities extension

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## Ryse Construction DD Budget

BID PACKAGE	WORK TRADE	SITWORK	BUILDING	TOTAL:	\$/SF
BP-0270	Selective Demolition	\$ -	\$ -	\$ -	\$ -
BP-0300	Building Concrete	\$ -	\$ 309,119	\$ 309,119	\$ 28.13
BP-0350	Precast Concrete	\$ -	\$ -	\$ -	\$ -
BP-0400	Masonry	\$ -	\$ 46,100	\$ 46,100	\$ 4.19
BP-0500	Structural Steel	\$ -	\$ 72,000	\$ 72,000	\$ 6.53
BP-0601	Rough Carpentry	\$ -	\$ -	\$ -	\$ -
BP-0640	Millwork/Solid Surface	\$ -	\$ 21,200	\$ 21,200	\$ 1.91
BP-0701	Waterproofing	\$ -	\$ 31,770	\$ 31,770	\$ 2.89
BP-0740	Fiber Cement/ACM/EIFS Siding (Included in BP 1300)	\$ -	\$ -	\$ -	\$ -
BP-0750	Roofing (Included in BP 1300)	\$ -	\$ -	\$ -	\$ -
BP-0790	Joint Sealants (Included in BP 701)	\$ -	\$ -	\$ -	\$ -
BP-0811	Doors, Frames, & Hardware	\$ -	\$ 48,680	\$ 48,680	\$ 4.43
BP-0840	Glass and Glazing	\$ -	\$ 33,412	\$ 33,412	\$ 3.04
BP-0850	Specialty Openings	\$ -	\$ 62,950	\$ 62,950	\$ 5.71
BP-0920	Studs/Drywall/Ceilings	\$ -	\$ 71,000	\$ 71,000	\$ 6.41
BP-0930	Hard Tile (Included in BP 965)	\$ -	\$ -	\$ -	\$ -
BP-0951	Interior Ceiling (Included in BP 920)	\$ -	\$ -	\$ -	\$ -
BP-0965	Flooring/Tile and Accessories	\$ -	\$ 106,298	\$ 106,298	\$ 9.68
BP-0990	Painting	\$ -	\$ 33,750	\$ 33,750	\$ 3.07
BP-1000	Specialties / Signage	\$ -	\$ 52,900	\$ 52,900	\$ 4.81
BP-1100	Equipment and Furnishings - NIC	\$ -	\$ -	\$ -	\$ -
BP-1150	Canopies/Awnings	\$ -	\$ 46,552	\$ 46,552	\$ 4.23
BP-1221	Window Treatments (Included in BP 1000)	\$ -	\$ -	\$ -	\$ -
BP-1232	Casework	\$ -	\$ -	\$ -	\$ -
BP-1300	Special Construction (PEMB)	\$ -	\$ 561,750	\$ 561,750	\$ 50.87
BP-1420	Elevators	\$ -	\$ -	\$ -	\$ -
BP-2100	Fire Sprinkler Systems (Not Required)	\$ -	\$ -	\$ -	\$ -
BP-2200	Plumbing Systems	\$ -	\$ 215,150	\$ 215,150	\$ 19.59
BP-2300	HVAC Systems	\$ -	\$ 191,500	\$ 191,500	\$ 17.43
BP-2600	Electrical Systems	\$ -	\$ 330,005	\$ 330,005	\$ 30.06
BP-2700	Low Voltage Systems (By Owner)	\$ -	\$ -	\$ -	\$ -
BP-2800	Access Control Systems (By Owner)	\$ -	\$ -	\$ -	\$ -
BP-3100	Sitework & Utilities	\$ 1,575,242	\$ -	\$ 1,575,242	\$ 143.20
BP-3160	Deep Foundations	\$ -	\$ -	\$ -	\$ -
BP-3200	Landscaping (Allowance)	\$ 30,000	\$ -	\$ 30,000	\$ 2.71
<b>SUBTOTAL</b>		<b>\$ 1,605,242</b>	<b>\$ 2,234,136</b>	<b>\$ 3,839,378</b>	<b>\$ 349.03</b>
General Requirements			\$ 99,790	\$ 99,790	\$ 9.07
General Conditions			\$ 323,839	\$ 323,839	\$ 29.44
1.0% General Liability			\$ 57,591	\$ 57,591	\$ 5.24
0.3% Builders Risk Insurance			\$ 11,518	\$ 11,518	\$ 1.05
1.0% Sub Default Insurance			\$ 44,153	\$ 44,153	\$ 4.01
1.0% Performance & Payment Bond			\$ 58,000	\$ 58,000	\$ 5.34
Utility Fee Allowance (Tap/Development Fees Sewer/Water)			\$ 58,000	\$ 58,000	\$ 5.27
<b>SUBTOTAL</b>		<b>\$ 1,605,242</b>	<b>\$ 2,234,136</b>	<b>\$ 4,402,948</b>	<b>\$ 406.48</b>
5.00% Material Escalation			\$ 224,647	\$ 224,647	\$ 20.42
3.75% CM@R Contractor Fee			\$ 168,496	\$ 168,496	\$ 15.32
0.00% Owner Contingency (By Owner)			\$ -	\$ -	\$ 0.00
0.00% Construction Contingency			\$ 449,295	\$ 449,295	\$ 40.84
<b>TOTAL</b>		<b>\$ 1,605,242</b>	<b>\$ 2,234,136</b>	<b>\$ 5,335,376</b>	<b>\$ 488.01</b>
<b>Alternates</b>					
1	Phase 2 Site Preparation (Graveled Pads)	ADD	\$ 31,625		
2	Vehicle Lot HD Asphalt	ADD	\$ 217,295		
3	Interior Concealed Metal Liner Panels @ 10' AFF	ADD	\$ 80,454		
4	Interior Exposed Metal Liner Panels @ 10' AFF	ADD	\$ 35,650		

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# Ryse Construction DD Allowance Log

**Contact** Hunter Gant  
**Date** 4/3/2026  
**Project** Blue Ridge Community College\_Facilities Building  
**Status** Design Development Budget



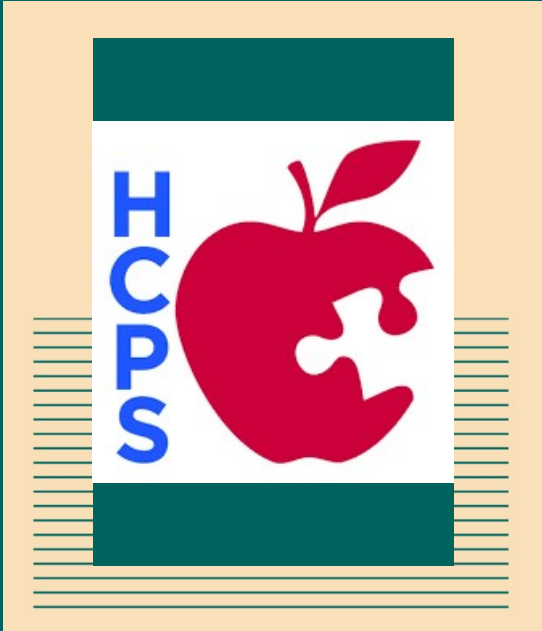
**Allowance Log (DD Phase)**

1 Unsuitable Soil/Rock Removal Allowance	\$ 250,000
2 Material Escalation Allowance	\$ 224,647
3 Construction Contingency	\$ 449,295
4 Landscaping Allowance	\$ 30,000
5 Utility Tap & Impact Fee Allowance	\$ 58,000
6 Site Signage Allowance	\$ 25,000
7 Manual Window Shade Allowance	\$ 7,000
8 Custom Graphic Allowance	\$ 5,000

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## Henderson County Public Schools

### MRTS Projects

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## HCPS Various paving improvements project FY '25

Tarheel Paving is the contractor for this project

All originally contracted work has been completed

Additional scope, inclusive of improvements at Hillandale Elementary will be completed in Spring '26. Contractor has indicated asphalt plants have just re-opened, staff is working to set a schedule to complete this work

The following schools were included in this project:  
Hendersonville Elementary, Hillandale Elementary, Glenn Marlow, Fletcher Elementary, Clear Creek Elementary, Apple Valley, and Flat Rock Middle

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## HCPS Various Paving Improvements Project FY '26

HCPS Personnel are identifying campuses that need to be touched with this project

Once campuses are identified staff will contract with an engineer for project plans and scope

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## HCPS Roofing Projects

FY '26 Roofing Projects include Flat Rock Middle School & East Henderson High School

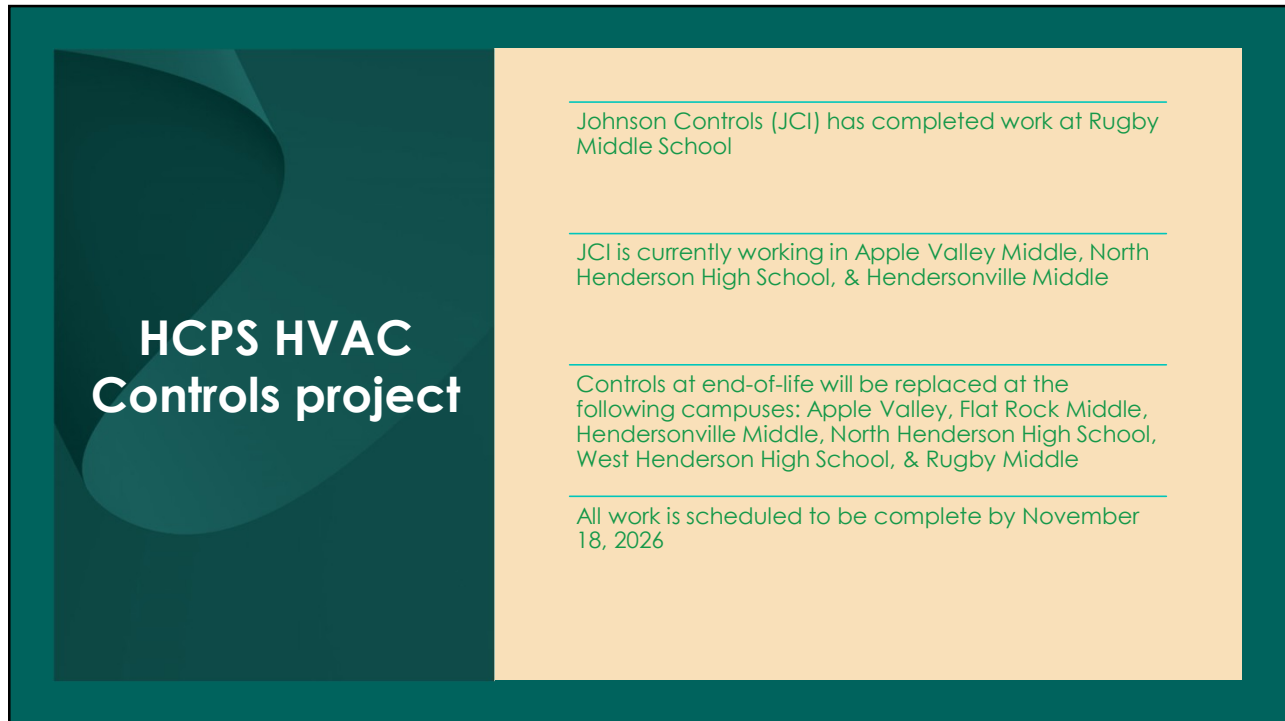
Palmetto State Roofing & Sheet Metal Inc. is the awarded contractor for this project

Membrane installation is complete at both locations. Contractor is awaiting shipment from Metal Supplier to complete work at both locations

New Roof Membrane at FRMS



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**HCPS HVAC Controls project**

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Johnson Controls (JCI) has completed work at Rugby Middle School

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JCI is currently working in Apple Valley Middle, North Henderson High School, & Hendersonville Middle

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Controls at end-of-life will be replaced at the following campuses: Apple Valley, Flat Rock Middle, Hendersonville Middle, North Henderson High School, West Henderson High School, & Rugby Middle

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All work is scheduled to be complete by November 18, 2026

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**Henderson County**  
Capital Projects

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**Spartanburg Highway Medical Office Building**

- Construction began in January 2026
- Site work, inclusive of mass grading and installation of underground infrastructure, is ongoing.
- Vertical construction began in late March
- Vannoy Construction projects the completion date to be May 12, 2027

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**Mills River Medical Office Building**

100% DD Documents issued  
Dec. 2025

100% CD Documents Due  
May 2026

GMP scheduled to be presented to BOC  
Aug. 2026

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## JCAR: Detention Center Project

Sitework began in November '25, still ongoing

Piers & Footers currently being set

Masonry work has begun

Project scheduled to be complete in early 2028

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## JCAR: Detention Center Project



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## JCAR: Detention Center Project



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# JCAR: Courthouse Project



December 19<sup>th</sup> 2025:  
Fentress Architects issued  
CD Documents

March 16<sup>th</sup>, 2026: GMP  
Approved by BOC

April 13<sup>th</sup> 2026:  
Groundbreaking  
ceremony for Courthouse

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## Henderson county sports complex

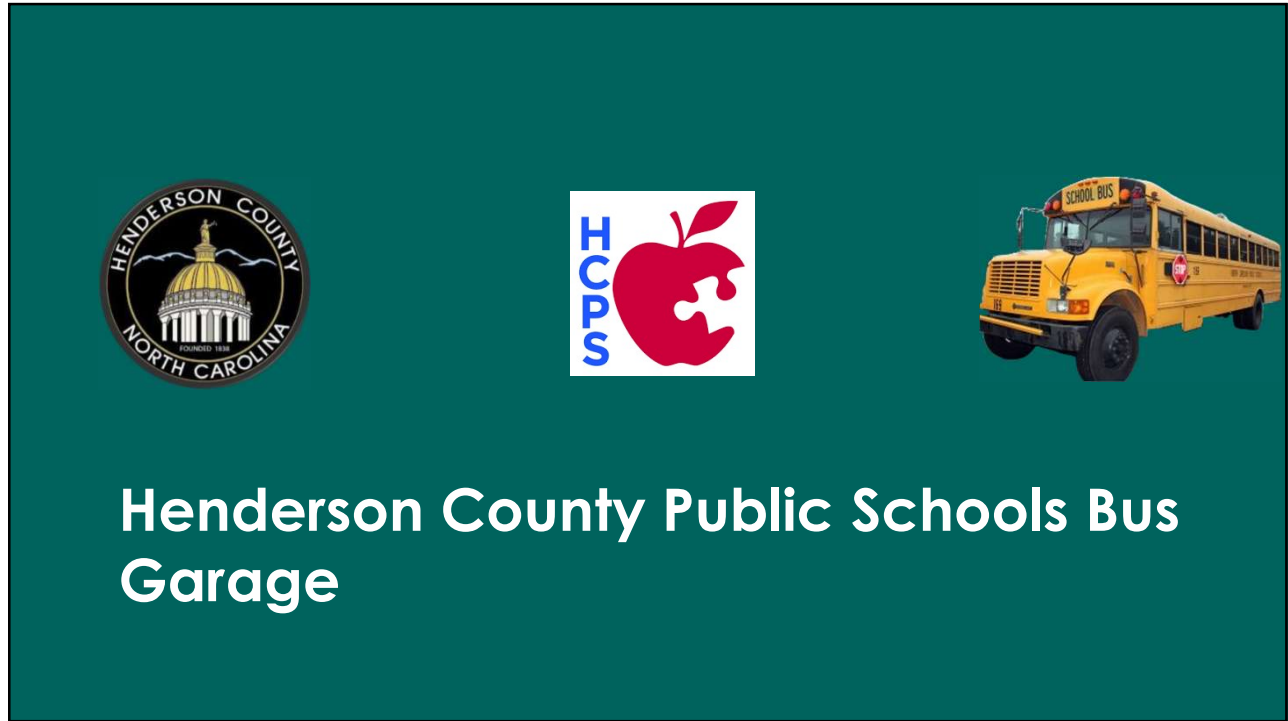
- All mass grading is complete, fine grading is beginning and will continue into areas as underground infrastructure is completed
- Soccer turf installation is complete
- Underground infrastructure installation is continuing
- Light bases are being delivered in early May with installation to follow shortly after
- Project scheduled to be complete October 2026

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## New Retaining Wall at Tennis Courts



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This slide features a dark teal background. On the left is the Henderson County North Carolina seal, which includes a central figure and the text 'HENDERSON COUNTY NORTH CAROLINA' and 'FOUNDED 1842'. In the center is the Henderson County Public Schools (HCPS) logo, consisting of the letters 'HCPS' in blue and a red apple with a bite taken out of it. On the right is a yellow school bus. Below these elements, the text 'Henderson County Public Schools Bus Garage' is written in a large, white, sans-serif font.

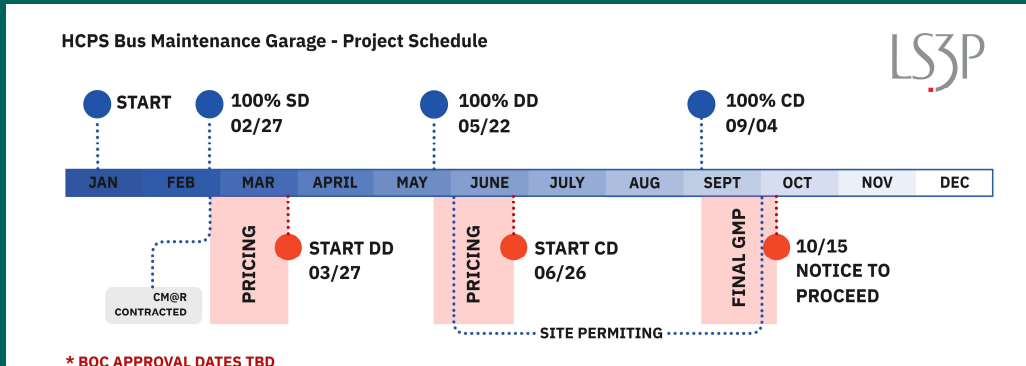
25



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## Henderson County Public Schools Bus Garage

- ✓ LS3P issued SD Deliverable on 2/27
- ✓ Edifice Construction has been selected as the CMR
- ✓ Pre-Construction contract has been negotiated and approved by BOC on 4/6



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Kick-Off meeting with LS3P and Edifice

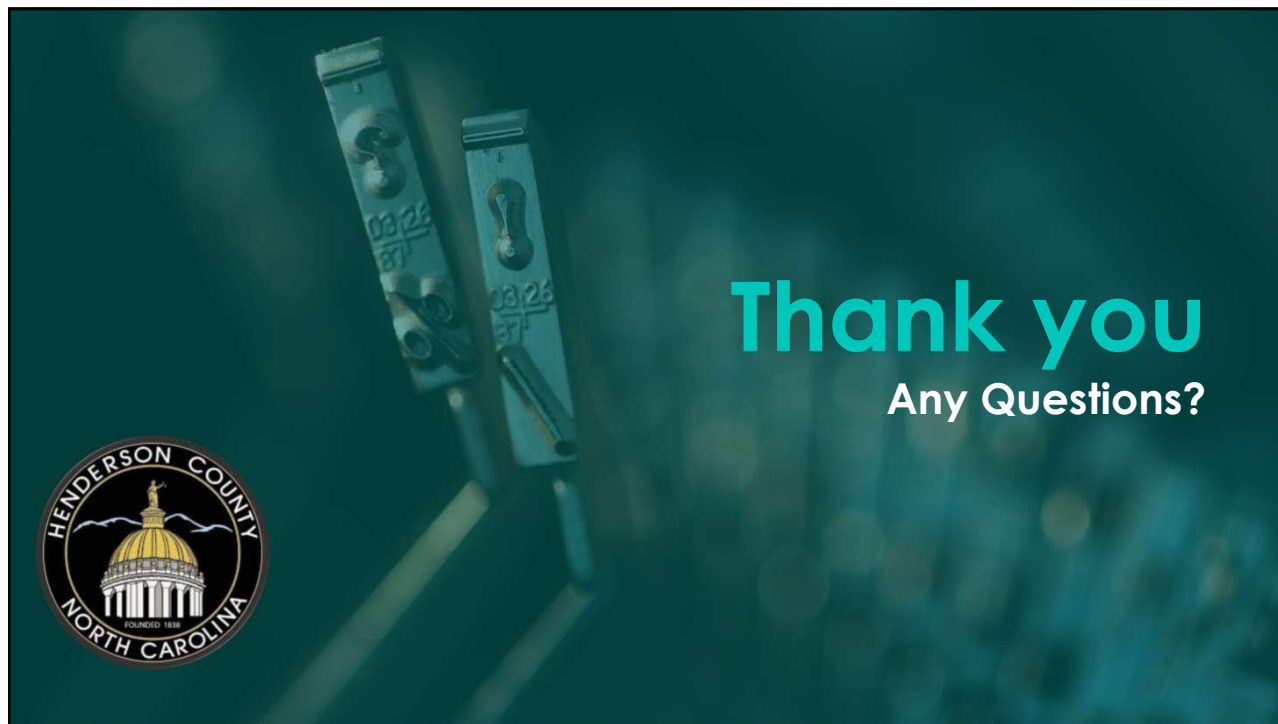
Pricing exercise based on SD Documents

Begin DD

## Henderson County Public Schools Bus Garage

**Next Steps:**

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**Thank you**  
Any Questions?